

Heritage, Design and Access Statement

*for the reversion of the 2nd floor layout to
two rooms and the installation of
an ensuite facility in the
new front bedroom
at
No 42 Mornington Terrace
Camden
NW1 7RT*

**Applicant: Mr G Dunn
Ref: 42MT_HDA_ES_v1**

ISSUE & AMENDMENT HISTORY

Version	Date	Revision details
1	19/06/15	First issue. Document cancels and replaces "Design and Access Statement – 42 Mornington Terrace"

INTRODUCTION

1. This heritage, design and access statement supports of an application for listed building consent and planning approval for the reversion of the 2nd floor layout to two rooms and the installation of an ensuite facility in the new front bedroom at No 42 Mornington Terrace, Camden, NW1 7RT.
2. The property is a Grade II listed building situated on the western extremity of the Camden Town Conservation Area. The building is situated in a terraced row of 26 properties (Nos 26 – 52), all of which are listed. See Figures 1 & 2, below.



Fig 1: 42 Mornington Terrace – front facade



Fig 2: Mornington Terrace – listed row – Nos 26 - 52

HERITAGE

Location & Setting

3. The Camden Town Conservation Area can be divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area.

4. Beyond the commercial interests are areas of late 18th and early 19th century residential development while to the west of the High Street narrow passage-ways link through to quiet tree lined streets forming the residential sub area. These streets of stock brick and stucco terraces date from the early to mid 19th century and are consistent in character, and are in marked contrast to the dynamic, busy commercial frontages.

5. The Conservation Area has a high proportion of 19th century buildings both listed and unlisted, which make a positive contribution to the historic character and appearance of the Conservation Area. There is an overall 19th century architectural and historic character and appearance throughout.

6. Camden Town Conservation Area was designated by the London Borough of Camden on 11th November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station formed by Camden High Street, Kentish Town Road and Buck Street and an area east of Camden High Street including Pratt Street (southside), Pratt Mews, Kings Terrace, Bayham Place and Bayham Street.

7. The Camden Town Conservation Area lies central to the Borough of Camden. Due north of Camden Town Conservation Area lies Kentish Town while the village of Highgate is further northward and the village of Hampstead and the Heath to the northwest. Euston Station and its approaches are to the south and Regents Park lies just to the southwest. The northern border of the Conservation Area is bounded by Parkway and Inverness Street while the western side is defined by the West Coast Main Line (WCML) railway from Euston to the North. To the southeast lie Somers Town, St. Pancras and Kings Cross.

8. The Conservation Area adjoins the Regent's Canal Conservation Area to the north and the Primrose Hill Conservation Area to the northwest, whilst to the west the Regent's Park Conservation Area is separated from the Camden Town Conservation Area by the railway lines. See Figure 3, below.

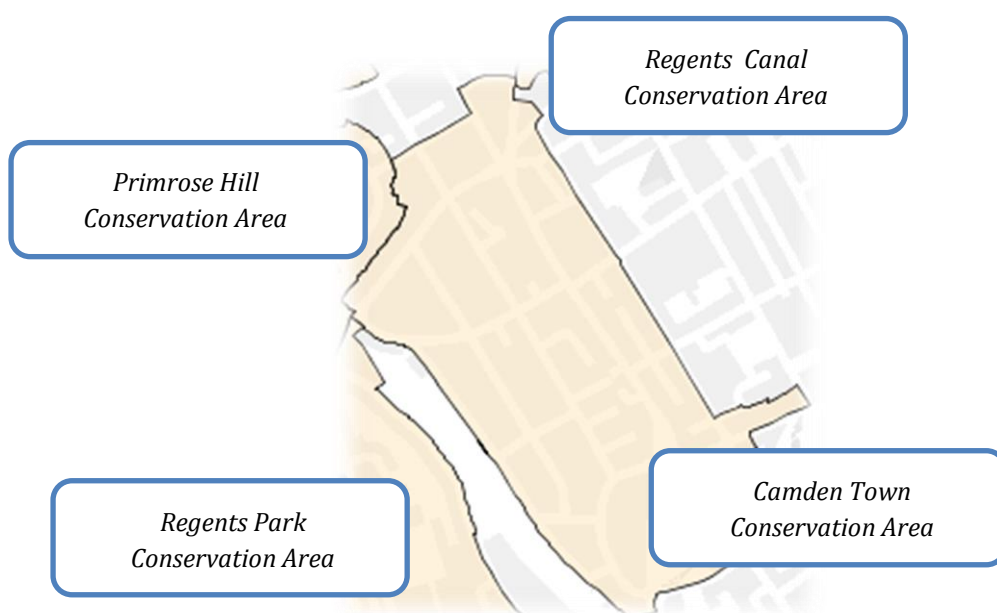


Fig 3: Relationship of Neighbouring Conservation Areas

9. The ancient north-south route, which has become Camden High Street, formed a spine along which development started about two hundred years ago. Typical of 19th century speculative development the plan form of the area evolved as a series of grid patterns - streets of terraced houses within garden plots. Around the two major junctions the plot sizes are more random particularly where larger late 19th and 20th century buildings occupy prominent focal positions and break the tight pattern.

10. The Camden Town Conservation Area lies on rising ground between the lower levels of central London and the hills of Hampstead and Highgate to the north. The trees of Hampstead Heath can be seen rising above the north eastern end of Camden High Street. To the south the taller buildings of central London are clearly visible, rising from lower ground, giving the viewer a sense of elevation. The Conservation Area also has a gentle slope from its western boundary close to Regents Park down to Camden High Street.

Historic Development

11. By the end of the 18th century the expansion of London had reached Camden Town and the open fields began to disappear as local land owners sold leases for the construction of houses. Consequently, at the time the Regent's Canal, which flows to the north of the Conservation Area opened in 1820, the development of the area was well under way. However, Arlington Road, Albert Street, Mornington Terrace and Delancey Street remained undeveloped building plots until the London and Birmingham Railway (now the WCML railway) opened in 1838 and generated increased speculative development.

12. By the late 1840's the western part of the Conservation Area had been developed as family homes for professional families and created a transition between the grand Nash properties of Regent's Park and Park Village and the more shabby industrial and commercial areas to the east.

Character of Residential sub-area

13. The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street).

14. The area contains a large number of good examples of early/mid 19th century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest.

15. Buildings are set back from the street to make room for basement areas, or in more generous developments, for front gardens. Houses are generally three storeys raised on basements, sometimes with attic storeys, and may rise to four or five storeys to articulate a formal architectural composition. Terraces tend to end in a flank brick wall; and on street corners may have had windows and entrance doors inserted.

16. There is a greater sense of open space in the residential portions of the Conservation Area, in part due to the WCML railway cutting immediately to the west, but also the result of wide tree-lined streets and private front and back gardens, especially in Albert Street and Mornington Terrace. The trees and greenery of back gardens are only visible in occasional glimpses from the highway but contribute to the nature of the western part of the Conservation Area.

17. Yellow stock brick is the predominant building material, with decoration in the form of rusticated ground floors, stucco mouldings around openings, and stucco parapet cornices. Roofs are mainly covered in natural slate, windows are mainly painted timber box sashes and doors are painted timber with moulded panels. Exceptionally, properties have projecting stucco porticos and arched head windows. Terraces are adorned with various good examples of historic ironwork. Cast-iron boundary railings are a feature of most streets, and cast-iron balcony screens in a variety of patterns accentuate the principal first floors of many residential properties, sometimes bridging two or more windows.

Mornington Terrace

18. Forming the western boundary of the Conservation Area, Mornington Terrace has a spacious quality and benefits from panoramic views to the south and west. This is due to the WCML railway which runs opposite the frontage, the widening of which resulted in the demolition of a series of villas on the west side in 1902. A high brick wall with stone copings constructed at this time screens the railway cutting below.

19. The east side of the street is lined in most part by uniform terraces of brick and stucco houses erected in the 1840s. The houses tend to be taller and grander than their counterparts in streets to the east of the conservation area. The terrace at Nos 26-52 has a raised centrepiece rising to five storeys (Nos 33-39), accentuating the classical nature of the architecture. The bulbous cast-iron balconies at first floor level are continuous, a strong horizontal feature somewhat counterbalanced by the Ionic pilasters rising through the first and second floors of the properties. Front gardens are of a generous depth, often with mature planting, although front railings to a sizeable number of properties have been replaced with inappropriate boundary treatments including low brick walls and hedges. The terrace ends splendidly in a different style, with Nos 53-54, a pair of Italianate houses distinguished by heavy eaves brackets and arched windows breaking through a cornice. They are jointed to Nos 55-56 on the corner of Delancey Street, also Italianate, forming a single building with canted sides. Nos 53-56 are similar to the Italianate terraces of 1845-50 found in Gloucester Crescent to the north (in the neighbouring Primrose Hill Conservation Area).

20. The character of Mornington Terrace's predominantly 19th century appearance is further reinforced by aspects of the streetscape. York stone is the paving used outside most of the listed properties in Mornington Terrace with the original cast iron coalhole covers inset. The long brick wall on the west side of Mornington Terrace and pair of stone piers with lamp standards at the east end of Mornington Street Railway Bridge are also grade II listed.

No 42 Mornington Terrace

21. No 42 has been listed Grade II, in conjunction with the properties Nos 26 – 52 Mornington Terrace, consecutively, including the attached railings, since 14th May, 1974. It occupies the 17th ascending position in the row.

22. The listing description reads:

Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roof and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilaster carrying entablature; fanlights and panelled doors, some with nail head ornament. Entrance to No 52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 and 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustrade parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony.

Interiors: not inspected

Subsidiary features: attached cast-iron railings flanking steps to doorways and geometrical railing to areas.

DESIGN

Philosophy

23. Paragraph 12 noted that the western part of the Conservation Area had been developed as family homes for professional families. A survey of the 27 listed properties in Mornington Terrace reveals that currently only 3 remain a in their entirety. A further 5 properties, which include No 42, comprise a substantially complete home plus a basement flat. The remaining 19 properties are divided into a total of 72 separate apartments! No 42 is therefore amongst the small number which remain largely faithful to their heritage as a family home as originally built.

24. Notwithstanding, No 42, whilst retaining its original features, requires some restorative works. The current owner therefore intends to commit a significant amount in returning its features as near as possible to their original condition, thereby maintaining its heritage.

25. §12 describes the heritage thus, “.... the western part of the Conservation Area had been developed as family homes for professional families”. §23 points out that No 42, remains faithful to this heritage. Nevertheless, whilst safeguarding and restoring the building, it needs also to meet the requirements of 21st century living.

26. It is proposed to reverse the 1999 alterations (Ref: L9800855) made to No 42, thereby returning it to a 4 storey, 3 bedroom dwelling. Noting that both prior and subsequent to the 1999 alterations, the property has only a single bathroom, it is considered these facilities

need increasing to meet the demands of contemporary living. This perceived shortcoming can be remedied by installing ensuite facilities in the proposed 2nd floor bedroom. The intended ensuite facility will be of such design so as no irreversible change will be made to the building. Neither will there be any impact on any heritage features as none are present in the intended area.

Current Configuration

27. A 1999 approval (Application No: L9800855) permitted the conversion of the 2nd floor from a front living room with bathroom behind to a living room with kitchenette in the rearmost room. The kitchenette being additional to, and not a replacement for the kitchen already sited on the ground floor.

28. In order to implement this installation a 1700mm wide x 2100mm high opening was made in the existing stud wall between the rooms. In the kitchenette, a false wall was built in front of the separating wall to the stairwell and the existing door retained in the permanently closed attitude. Access to the area being entirely through the living room door and thence to the kitchenette via the newly created opening. See Figures 4 & 5.

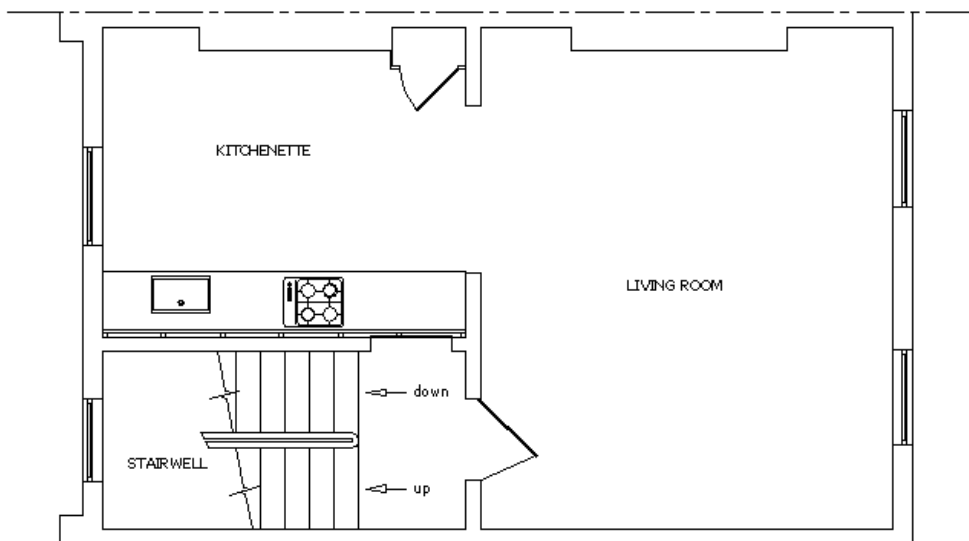


Fig 4: 1999 Alteration to 2nd Floor



Fig 5: Existing kitchenette viewed through the room opening

Design Proposal (form and materials)

29. This application seeks; to restore the floor layout to that existing prior to 1999, that is as two bedrooms, to bring back into use the existing door to the rear room, and to install an ensuite facility in the front room, which is to become the main bedroom. See Figures 6 & 7.

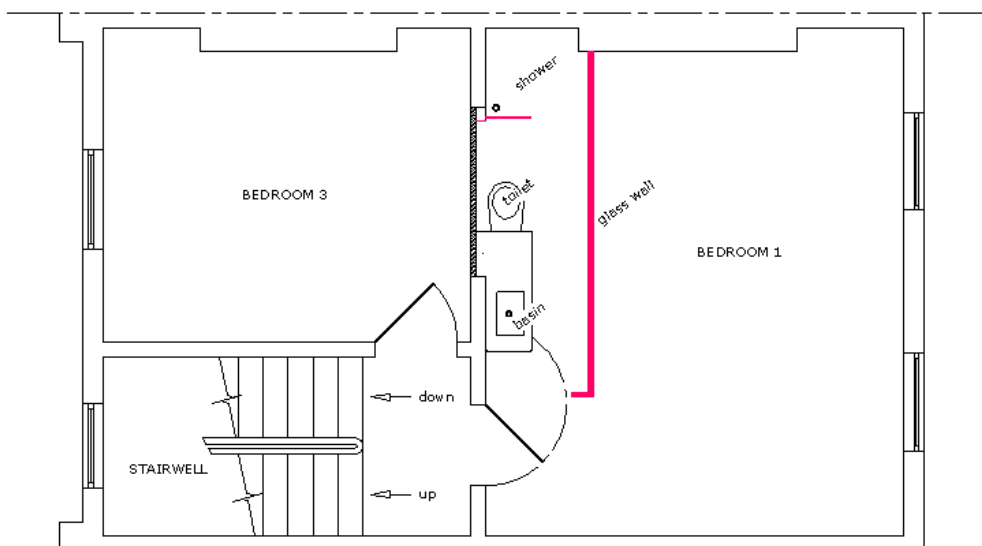


Fig 6: Proposed remodelling into two bedroom + addition of ensuite

Fig 7: Impression (plan view) of proposed bedroom and ensuite



30. This will entail the following works in the rear room (currently the kitchenette); remove all the base and wall units, remove all the redundant hot and cold water supply pipework, remove the false wall and make good the separating wall to the stairwell, remove the redundant waste water pipework connected to the existing external soil pipe, restore the existing entry door to use.

31. Close the opening between the two rooms using a high density model board. Plaster skim on the rear room side so as to create a uniform surface with the surrounding structure.

32. In the front bedroom create an ensuite facility. The enclosure will be fronted by a tempered glass floor to ceiling wall set into stainless steel perimeter channel. The wall will comprise 2 x 6mm sheets, bonded together with the internal face back painted. See Figures 8 & 9.

Fig 8: Impression (front view) of proposed bedroom and ensuite

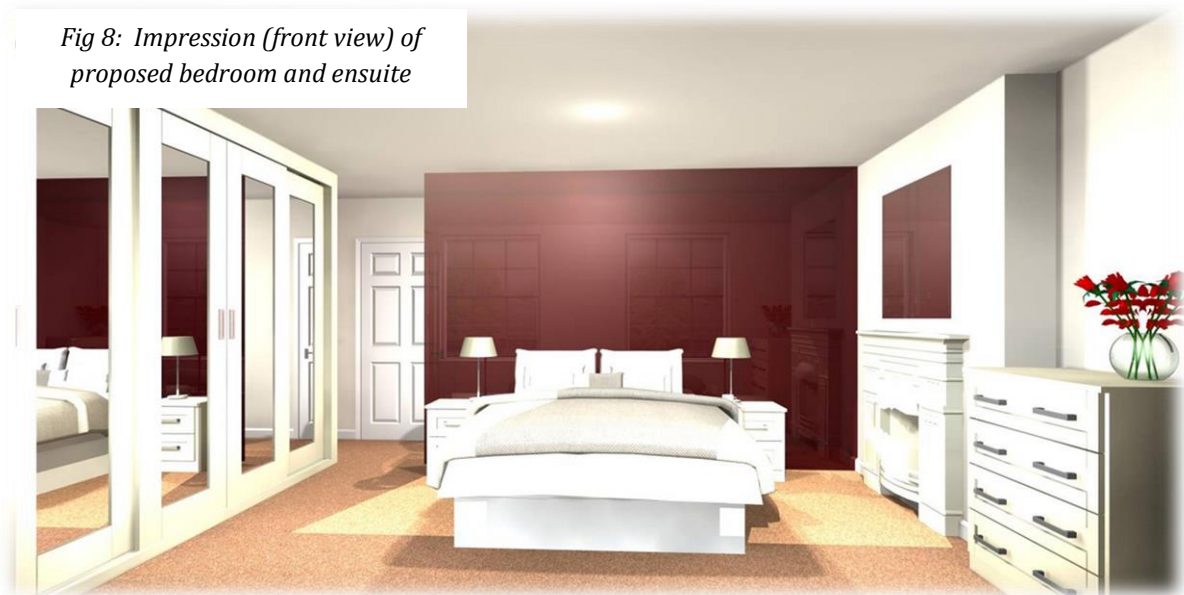


Fig 8: Impression (side view) of proposed bedroom and ensuite



33. Within the enclosure a tempered glass panel will form a shower area, plus a washhand basin, toilet and usual fittings. The internal walls and floor will be tiled. The usual connections for hot and cold water supply and the discharge of waste and soil water will be made.

Design Summary

34. In conclusion it is suggested the proposed ensuite installation will address the needs of contemporary living by providing an improved bedroom / bathroom ratio. The heritage of the property will not be affected as the ensuite will not form part of the structure and could be easily removed without detriment or damage to the structure, leaving no indication that it ever existed. No heritage features are affected as there is no ceiling cornice on this floor and the fireplace is not impacted.

ACCESS

35. Access to the property, either front or rear, will not change as a result of the proposal. The proposed alteration will restore access to the 2nd floor rear bedroom to the pre-1999 position. The door and doorway to this room are original.